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City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
ACTING DIVISION MANAGER

CLERK.LACITY.ORG

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this matter, please refer to the
Council File No.: [17-1394](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

June 6, 2018

Council File No.: [17-1394](#)

Council Meeting Date: June 05, 2018

Agenda Item No.: 34

Agenda Description: STATUTORICAL EXEMPTION, CATEGORICAL EXEMPTION, and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act appeal for the properties located at 3558-3570 South Motor Avenue and 10313 West Tabor Street.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
ABSENT	JOE BUSCAINO
ABSENT	GILBERT A. CEDILLO
ABSENT	MITCHELL ENGLANDER
YES	MARQUEECE HARRIS-DAWSON
YES	JOSE HUIZAR
YES	PAUL KORETZ
YES	PAUL KREKORIAN
YES	NURY MARTINEZ
ABSENT	MITCH O'FARRELL
YES	CURREN D. PRICE
ABSENT	MONICA RODRIGUEZ
YES	DAVID RYU
YES	HERB WESSON

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CORRECTED REPORT

File No. [17-1394](#)

STATUTORICAL EXEMPTION, CATEGORICAL EXEMPTION (CE), and PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal for the properties located at 3558-3570 South Motor Avenue and 10313 West Tabor Street.

Recommendations for Council action:

1. FIND, based on the whole of the administrative record, the project is Statutorily Exempt from CEQA pursuant to Public Resources Code Section 21155.1 as a Sustainable Communities Project.
2. DETERMINE, based on the whole of the administrative record, the project is exempt from CEQA, pursuant to State CEQA Guidelines Article 19, Sections 15304 and 15332, and City CEQA Guidelines Article III, Section 1, Class 4, Category 1, and there is no substantial evidence demonstrating that an exemption to a CE pursuant to CEQA Guidelines Section 15300.0 applies.
3. ADOPT the FINDINGS of the Department of City Planning (DCP), Director's Determination dated September 1, 2017, attached to the Council file, as the Findings of Council.
4. RESOLVE TO DENY THE APPEAL filed by Palms Elementary Family Association, et al. (Representative: Olu K. Orange, Esq., Orange Law Offices, P.C.), and THEREBY SUSTAIN the Director's Determination in approving the CE (No. ENV-2016-4881-CE) for a Density Bonus and Affordable Housing Incentives, as requested by the applicant and subject to Conditions of Approval, for a project totaling 42 dwelling units, reserving 10 percent or four dwelling units of the 38 total base dwelling units permitted on the site, for Very Low Income households occupancy for a period of 55 years, with the Density Bonus including a 32.5 percent increase in the allowable Floor Area Ratio (FAR) allowing a total FAR of 1.98:1 in lieu of the normal maximum of 1.5:1, for the properties located at 3558-3570 South Motor Avenue and 10313 West Tabor Street.

Applicant: Hiro Kobayashi, 3568 Motor LLC

Representative: Dana Sayles, ThreeSixty

Case No. DIR-2016-4880-DB

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on May 22, 2018, the PLUM Committee considered a DCP report and an appeal for the properties at 3558-3570 South Motor Avenue and 10313 West Tabor Street.

Staff from the Department of City Planning provided an overview of the matter. The applicant and appellant representatives commented on the project and the appeals. A representative of the Los Angeles Unified School District provided information related to CEQA. A representative of Council District Five additionally commented on the matter and provided a position regarding the appeal. After an opportunity for public comment, the Committee recommended to deny the appeal and sustain the decision of the DCP. This matter is now submitted to Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-